

**WORK SHOP OF THE BOARD OF COUNTY COMMISSIONERS  
HELD ON APRIL 10, 2018 AT 10:00 AM  
IN THE COUNTY COMMISSIONERS' MEETING ROOM  
ROOM 103, ADMINISTRATION BUILDING  
ARCADIA, FLORIDA**

The Board of County Commissioners held a Work Shop on April 10, 2018.

**ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Juril "Buddy" Mansfield	County Commissioner, District 1	Present	
James Selph	Chairman, District 2	Present	
Judy Schaefer	County Commissioner, District 3	Present	
Elton Langford	County Commissioner, District 4	Present	
Terry Hill	County Commissioner, District 5	Present	
Lauri Benson	Administration Office Manager	Present	
Mandy Hines	County Administrator	Present	
Donald Conn	County Attorney	Present	
Jill Kersey	Transcribing Secretary	Present	
Lester Hornbake	Building Official	Present	
Tara Anderson	Parks & Recreation Director	Absent	
Michael Giardullo	County Engineer	Absent	
Chad Jorgensen	Public Safety Chief	Present	
Earl Hahn	Development Director	Present	

**CALL TO ORDER                      10:00 AM**

**TURN OFF OR SILENCE ALL CELL PHONES**

**PRESENTATIONS**

**1. Workshop/Principal and Accessory Uses**

Earl Hahn presented information on Land Development Regulations. Recently the Board of County Commissioners adopted LDR amendments that pertained to principal and accessory uses, buildings and structures. The changes were initiated as a result of someone who installed a detached garage that was taller than the principal use. This presentation looks at the existing LDR provisions on principal and accessory uses, buildings and structures; presents photographs of several different types of principal and accessory uses; addresses how maximum building height, building setbacks, and building separation standards affect principal and accessory uses; and recommends various LDR amendments to address public concerns. Mr. Hahn stated a principal use has to be present before an accessory use is allowed and cannot exceed 25% of the principal structure in a residential zoning district. An accessory building becomes a principal building if the two are attached or connected but the LDRs do not define the words attached, connected or parting walls. Building height and setbacks ensure that surrounding properties have sufficient circulation and light. The setback requirement for an accessory structure is five feet from the side and rear. Mr. Hahn suggested amending the definition of principal use to include the special exception uses; to amend the definition of row/town house in place of stating "separated by a parting wall" and amend the definition of attached. He also suggested making the definition of "connected" as a principal building as coupled or linked to another structure by a breeze way with a breeze way defined as a roof and paved passageway with a minimum width of five feet and a minimum distance of 10 feet, open on one side with the design and construction of which is keeping with the principal building and provides direct access through doors between the two structures. Mr. Han suggested changing the word "lot" to "premises". Finally a

definition that excludes A-5, A-10 and bonafied agriculture; a private garage or carport on the same premises zoned RSF-3 or less; a screened enclosure for a pool. To amend the definition of "private garage" to use the same terminology as part of the principal building and revise the definition of "mobile home" to provide that when the home is joined to another structure through flashing or other material approved by the Chief Building Official, such addition shall be considered part of the principal building.

Michael Noel commented his community in Highlands County has a height restriction based the ability to fight fire.

Robert Womack commented how the Property Appraiser assesses the value of these structures is important and may be taxed as one structure when it is actually two.

Wes Smith expressed his concerns with the current Land Development Regulations.

Further discussion ensued. There was consensus of Board to proceed with proposed amendments..

**ADJOURNMENT**

There being no further business, Chairman James Selph adjourned the meeting at 11:45am.

**ATTEST:**

**BOARD OF COUNTY COMMISSION  
DESOTO COUNTY, FLORIDA**

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**MANDY HINES  
COUNTY ADMINISTRATOR**

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**JAMES F. SELPH  
CHAIRMAN**